KARL F. DEAN
MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION
1419 Holly Street
March 21, 2012

Application: Infill and Demolition
District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08309042800
Applicant: John Root
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

Description of Project: The proposed project is to demolish an existing non-contributing building at the rear of a lot at the corner of Holly and North 15th Streets and to construct a one and one-half story duplex with two attached two-bay garages.

Recommendation Summary: Staff recommends disapproval of this project as it does not meet section II.B for new construction in the Lockeland-Springs Neighborhood Conservation Zoning Overlay. Although demolition of the existing structure meets the design guidelines, staff does not recommend permitting it without a plan for new construction.

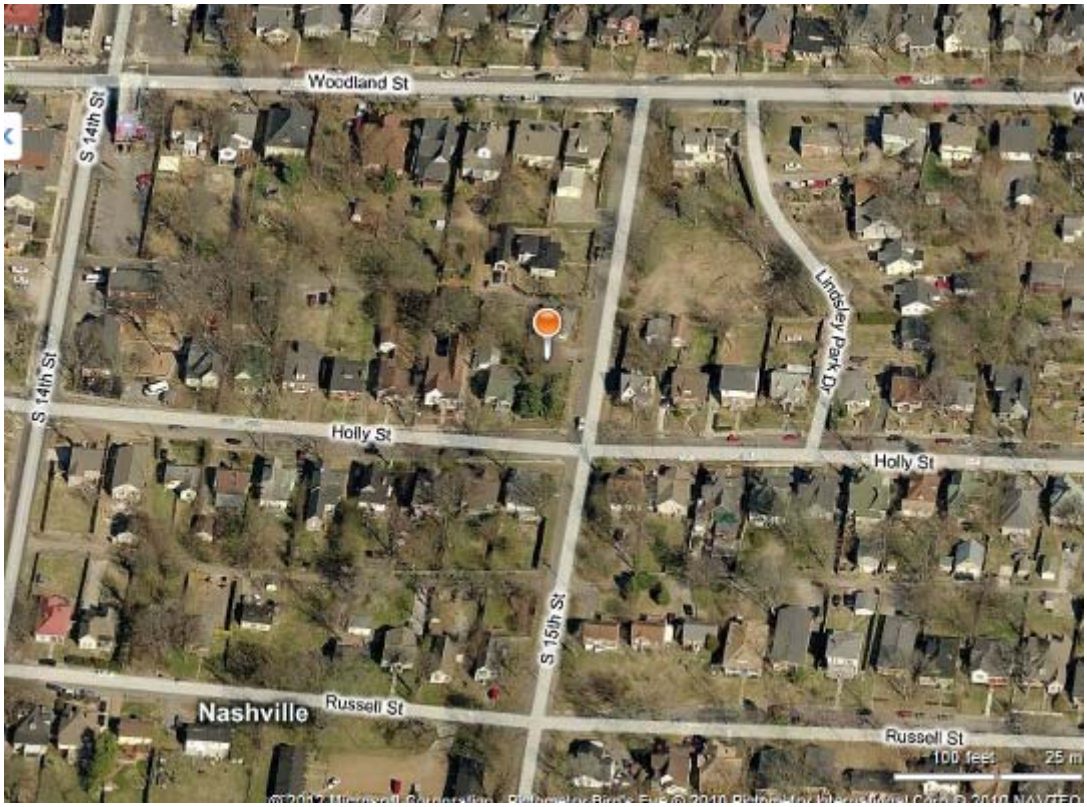
Staff recommends infill duplexes be designed as one large building, as historically seen in the neighborhood rather than as two units attached with a central garage.

It was not unusual for an owner of a corner property to subdivide a small portion of a corner lot for a small home. This type of historic development could be accomplished with a primary dwelling that meets the massing and scale of the neighborhood and a subordinate secondary dwelling with a minimal connection, as required by zoning.

Attachments
A: Photographs
B: Site Plan
C: Elevations

Vicinity Map:

Aerial Map:



Background: This corner lot has been vacant, at least since 1914, with the exception of the secondary dwelling constructed at the rear of the lot c. 1950.

Applicable Design Guidelines:

II.B. New Construction

1. Height
   New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

   The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale
   The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

   Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.
   Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in material, coursing or color.

3. Setback and Rhythm of Spacing
   The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain the rhythm.

4. Relationship of Materials, Textures, Details, and Material Colors
   The relationship and use of materials. textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

   T-1-11- type building panels, "permastone", E.I.F.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a minimum of a 5" reveal.
   Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").
   Four inch (4") nominal corner boards are required at the face of each exposed corner.
   Stud wall lumber and embossed wood grain are prohibited.
   Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.
   When different materials are used, it is most appropriate to have the change happen at floor lines.
   Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

5. Roof Shape
   The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

6. Orientation

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

New buildings shall incorporate at least one front street-related porch that is accessible from the front street.
Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.
Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

For multi-unit developments, interior dwellings should be subordinate to those that front the street. Subordinate generally means the width and height of the buildings are less than those that front the street.
For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.
Generally, curb cuts should not be added.

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.
Generally, utilities connections should be placed no closer to the street than the mid point of the structure. Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

7. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids *(walls)* to voids *(door and window openings)* in new buildings shall be visually compatible with the surrounding buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.
In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.
Double-hung windows should exhibit a height to width ratio of at least 2:1.
Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.
Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.
Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. (Brick molding is only appropriate on masonry buildings.)
Brick molding is required around doors, windows and vents within masonry walls.

8. Outbuildings
   a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

      Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

      Roof
      - *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
      - *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
      - *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

      Windows and Doors
      - *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
      - *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
      - *Publicly visible windows should be appropriate to the style of the house.*
      - *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

      Siding and Trim
      - *Exterior siding may match the existing contributing building's <u>original</u> siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
      - *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
      - *Stud wall lumber and embossed wood grain are prohibited.*
      - *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
      - *Brick molding is required around doors, windows, and vents within masonry walls.*

   b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

      Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.
      Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

1. *where they are a typical feature of the neighborhood*
2. *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

IV. B. Demolition

1. Demolition is inappropriate:
   a. if a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest;
   b. if a building is of such old or unusual or uncommon design and materials that it could not be reproduced without great difficulty or expense; or
   c. if its proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district, or would be visually incompatible.

2. Demolition is appropriate:
   c. if a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
   d. if a building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive, appropriate visual effect on the district; or
   e. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 91.65 of the historic zoning ordinance.

Analysis and Findings:

The applicant proposes to demolish an existing non-contributing building and construct a new attached duplex.

Demolition: There has not been a primary structure at this location, at least since 1914. At the rear of the lot sits a c.1950 secondary dwelling that has undergone multiple alterations. The foundation is concrete block, the siding Masonite and the roof asphalt shingle. Since it was constructed outside of the period of significance for the overlay and does not contribute to the historic character in terms of

style or construction method, staff finds demolition is appropriate and meet section III.B.2.

Height & Scale:
The homes in the immediate context are mostly one and one-half story homes that range between seventeen and twenty-six feet (17'-26') tall. The proposed duplex is also a one and one-half story building that varies in height due to the grade. The front unit, which faces Holly Street, will range between thirty and thirty-two feet (30'-32') from grade. The height of the North 15th Avenue façade is visually accentuated by a combined wall dormer and bay. Wall dormers are typically not approved by the Commission since they are not a typical feature of the district. The right side is also accentuated by a wide wall dormer, making the front unit read subordinate to the rear unit, on this elevation. For this type of development to match the historic context, the rear unit should be subordinate to the front unit. A large chimney will rise above the ridge line by two feet and nine inches (2'9"). The foundation height on the Holly street side ranges between approximately two and four feet (2'-4'). The rear dwelling is four feet (4') shorter than the front dwelling.

The proposed duplex meets bulk zoning requirements and covers thirty-six percent (36%) of the lot. The typical lot in the immediate context has a coverage of approximately fifteen to 25 percent (15%-25%). Because both the lot coverage and the height of the building exceed the context and because design elements accentuate the height, the height scale of the project is inappropriate and does not meet sections II.B.1 and 2.


Context: left of property


Right of property

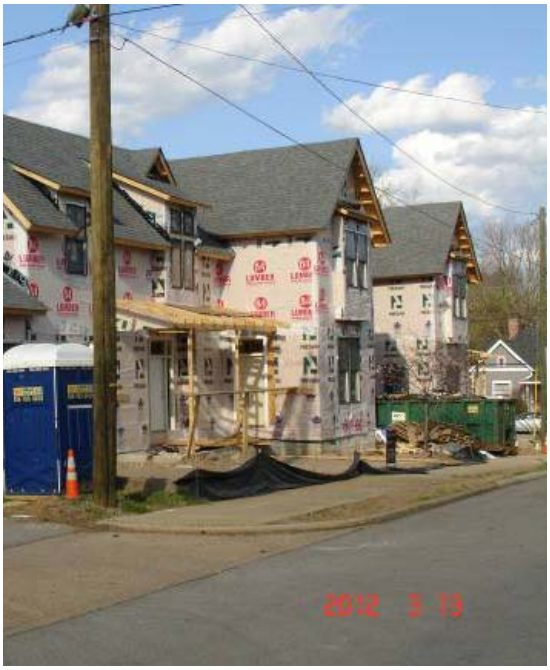

Across the street

Staff recommends infill duplexes be designed as one large building, as historically seen in the neighborhood, rather than as two units attached with a central garage. Examples include:

It was not unusual for an owner of a corner property to subdivide a small portion of a corner lot for a small home. This type of historic development could be accomplished with a primary dwelling that meets the massing and scale of the neighborhood and a subordinate secondary dwelling with a minimal connection, as required by zoning.

The proposed development has been approved before; however, it has not met the design guidelines as intended. The most recent project is under construction at the corner of Grantland and Prentice and was designed by the same architect. It received numerous comments from the neighborhood in opposition, after approval.

2115 Grantland Avenue, Whitland-in-Waverly Historic Preservation Zoning Overlay



2115 Grantland Avenue, continued




104 North 14th Street was constructed in 2009.

Setback and Rhythm of Spacing:
The width of the historic buildings in the area range between thirty and thirty-five feet (30'-35') and the homes are roughly centered on the lot. The width of the proposed home is thirty feet (30'), not counting a left protruding bay and the right wrap-around porch. The building is slightly shifted to the interior lot line to meet the required side-street setback. The project meets all bulk zoning requirements.

Materials: The materials include a CMU foundation, cement fiber lap siding with a 5" reveal, shingles, board-and-batten and a graphite colored asphalt shingle roof with an interior stucco chimney. The trim and porch posts shall be wood and the porch floor concrete. The windows are aluminum clad wood and the door is wood but the designs are unknown at this time.

Roof Shape:
The roof plan is a front gable with side walls dormers and shed roof dormers. The primary roof portion has a pitch of 10/12. The pitch is appropriate for the context; however, wall dormers are not typical for the district and so not recommended. In the past, the Commission has required that dormers be roof dormers that are set back from the wall by a minimum of two feet (2'). Staff finds that the project does not meet section II.B.5.

Orientation:
The first unit faces Holly Street with an off-center wrap-around porch and entrance. A walk-way leads to the street. The porch is only approximately four feet (4') deep, when measured from the primary front wall. In the past, the Commission has required porches to be a minimum of six feet (6') and usually not more than eight feet (8') deep in order to meet the historic context.

The rear unit has a six foot (6') deep porch that faces North 15th Street but the entrance is to the side of the porch and does not relate to the street. In addition, the porch does not sit out from the body of the house and has an enclosed design that further pulls it into the body of the house. Usually, historic porches are sit out from the house.

Vehicular access for the project is with a driveway leading from the alley to a two-car garage and a double-wide (16') driveway leading from North 15th Avenue to a two-bay garage. Typically, the commission does not allow for street-facing garages nor attached garages.

Staff finds that the project does not meet section II.B.6.

Proportion and Rhythm of Openings:
The majority of windows meet the requirement of being twice as tall as they are wide. Many of the openings, but not all, match the rhythm of solids-to-voids found in the district. The Commission has typically required openings to be no further apart than between eight and thirteen feet (8'-13'); however, on the left side are two large expanses of approximately twenty feet (20') without an opening or other type of wall break. In addition, there are several areas exhibiting small stair-stepped windows. This type of window configuration is not found in the district. Staff finds that the large expanses of solid walls and the stair-stepped windows do not meet section II.B.7.

Outbuildings
The design guidelines state that garages visible from the street should be located in historically appropriate locations. For this neighborhood, historic garage locations are near the alley, when present. One of the proposed garages is in the middle of the lot and faces North 15th Street.

The design guidelines allow that attached garages can be appropriate when they are a typical feature of the neighborhood, in the general location of an historic accessory building, or located in the basement level. None of these conditions exist for this project.

Because of the location, attachment and visibility of the North 15th Street garage, the project does not meet section II.B.8.

Appurtenances
There is no known fences, walls or lighting associated with this project.

Staff recommends disapproval of this project as it does not meet section II.B for new construction in the Lockeland-Springs Neighborhood Conservation Zoning Overlay. Although demolition of the existing structure meets the design guidelines, staff does not recommend permitting it without a plan for new construction.

EXISTING BUILDING

EXISTING CONDITIONS

Holly Street

Corner of Holly and North 15th Streets

North 15th Street

A1 15TH STREET PERSPECTIVE
N.T.S.

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3D MODEL VIEWS

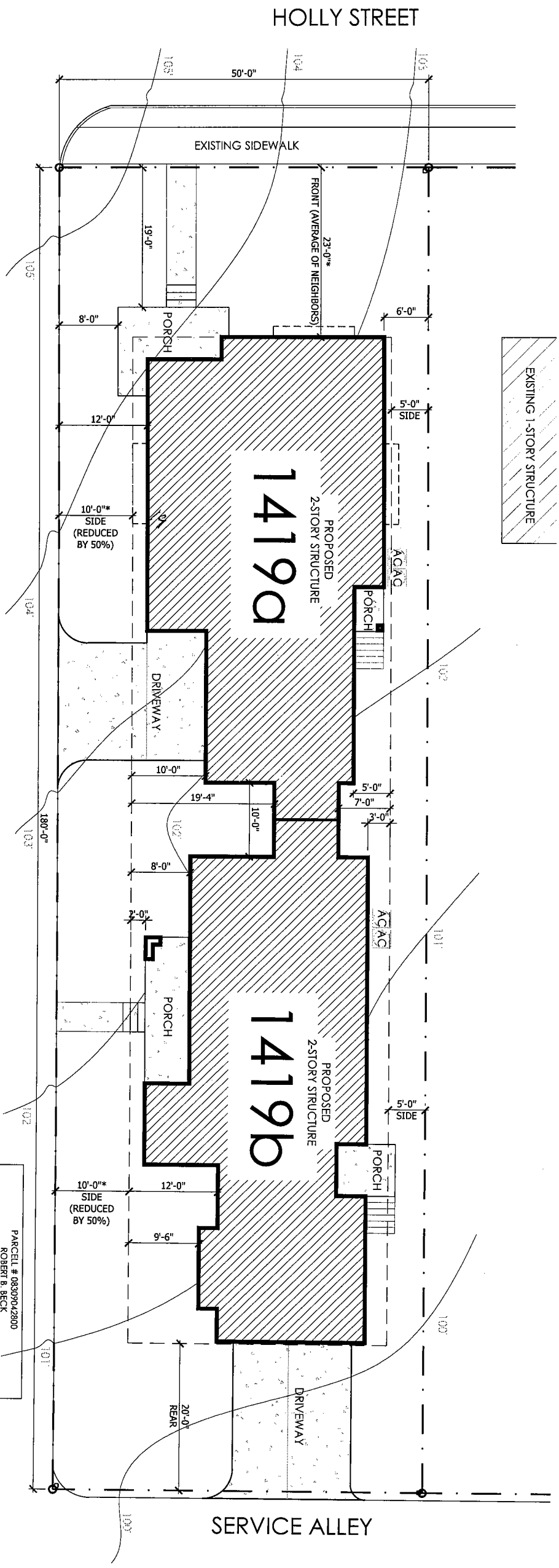
#1282
NEW CONSTRUCTION:
1419 HOLLY STREET
NASHVILLE, TN 37206

A0.2

A1 ARCHITECTURAL SITE PLAN

SCALE: 1/16"=1'-0"

0 4' 8' 16'



PARCELL # 083090042800
ROBERT B. BECK
ZONED R6, OV-UZO, OV-HPR
1419 HOLLY STREET, NASHVILLE, TN 37206
0.206 ACRES; LOT AREA = 9,000 SQ. FT.
BUILDING COVERAGE = 3,280 SQ. FT.
COVERAGE RATIO=(0.60 ALLOWED) 0.364
ISR RATIO = (0.70 ALLOWED) 0.481 (4,336 SF)

SITE PLAN

A1.0

#1282

NEW CONSTRUCTION:

1419 HOLLY STREET

NASHVILLE, TN 37206

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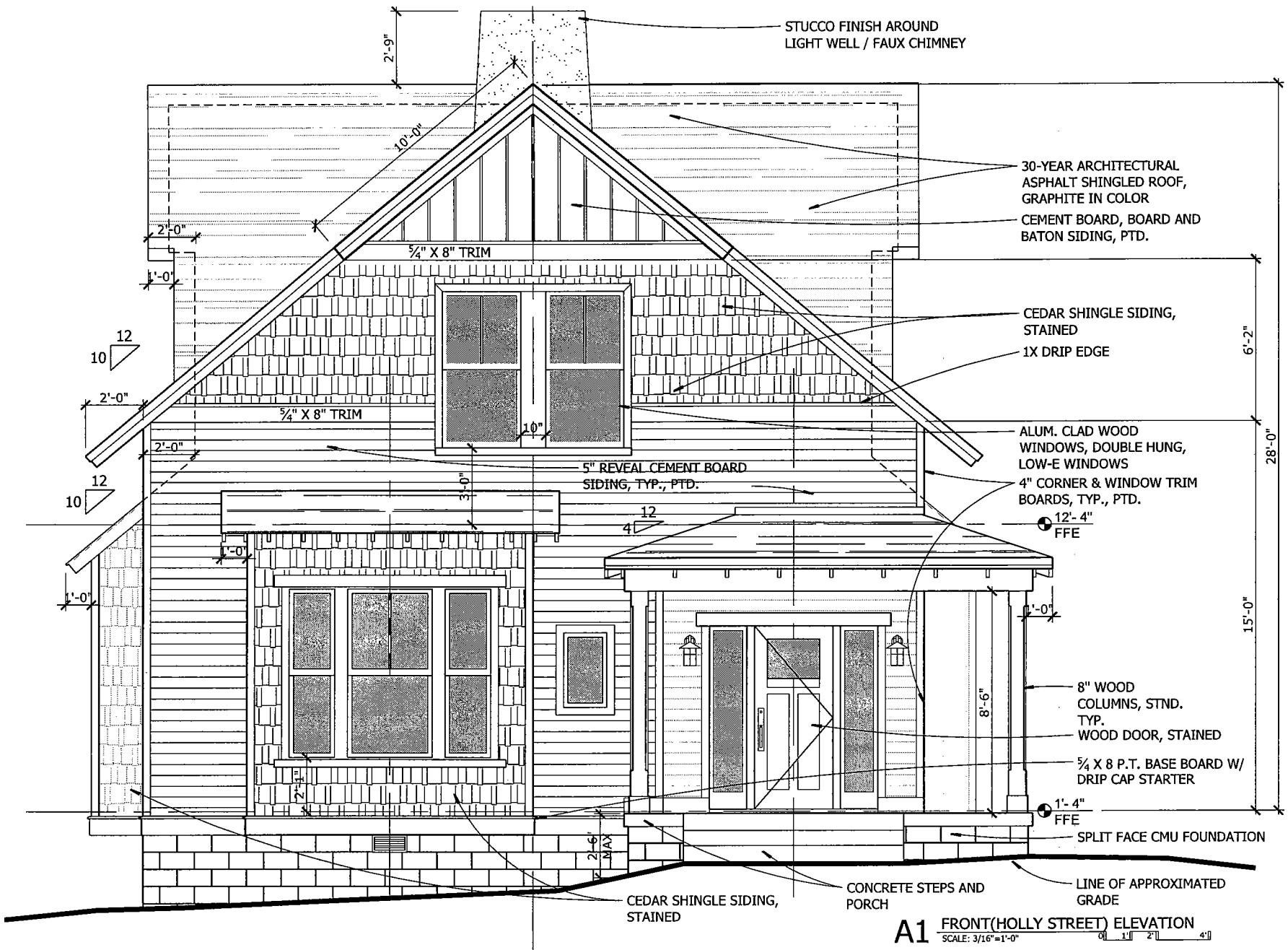

A1 FRONT(HOLLY STREET) ELEVATION
SCALE: 3/16"=1'-0"

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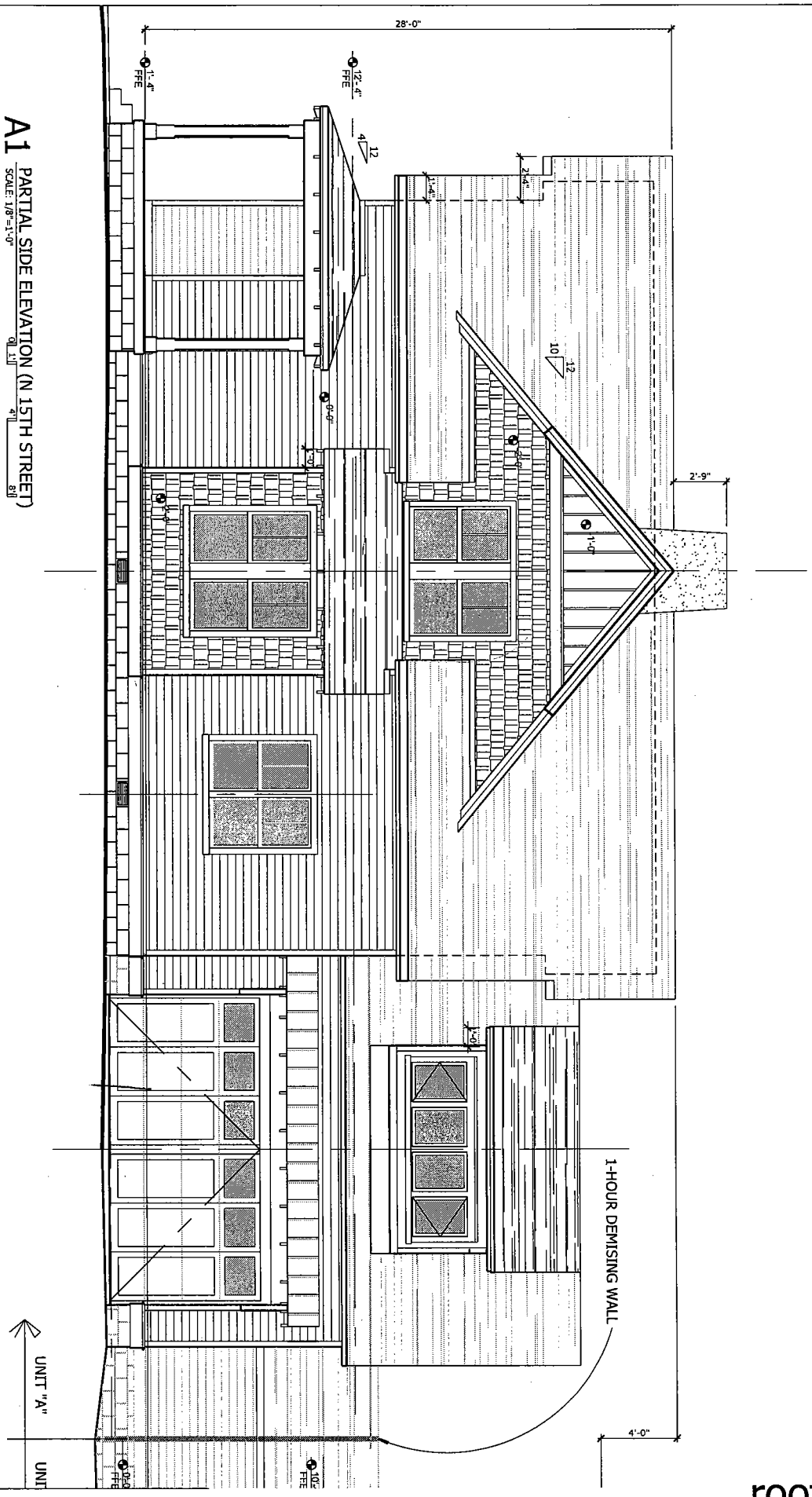
EXTERIOR ELEVATIONS

#1282
NEW CONSTRUCTION:
1419 Holly Street
NASHVILLE, TN 37206

A4.1



A1 PARTIAL SIDE ELEVATION (N 15TH STREET)
SCALE: 1/8"=1'-0"

EXTERIOR ELEVATIONS

A4.2

#1282

NEW CONSTRUCTION:
1419 Holly Street
NASHVILLE, TN 37206

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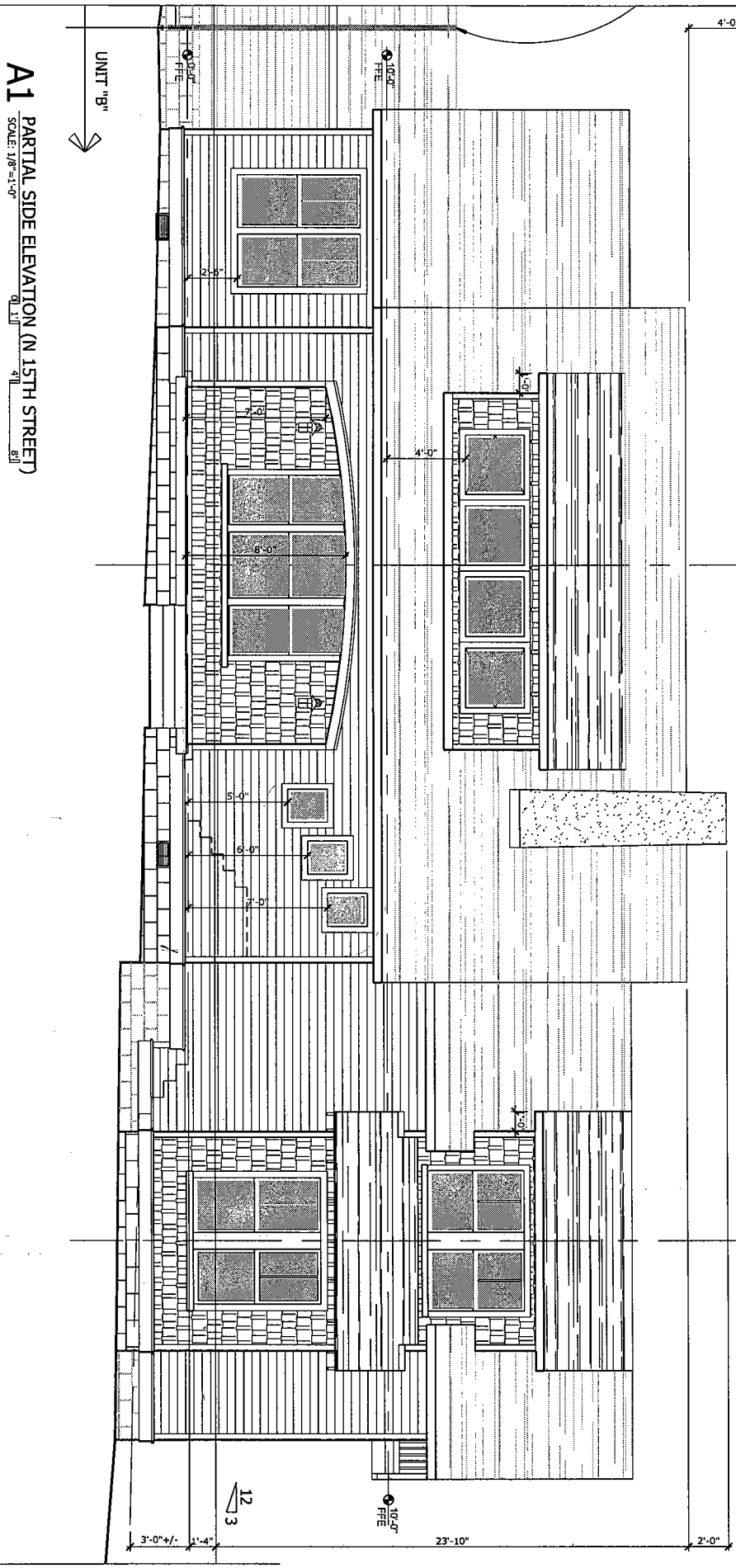

A1 PARTIAL SIDE ELEVATION (N 15TH STREET)

SCALE: 1/8"=1'-0"

0 1' 4' 8'

EXTERIOR ELEVATIONS

A4.3

#1282

NEW CONSTRUCTION:

1419 Holly Street

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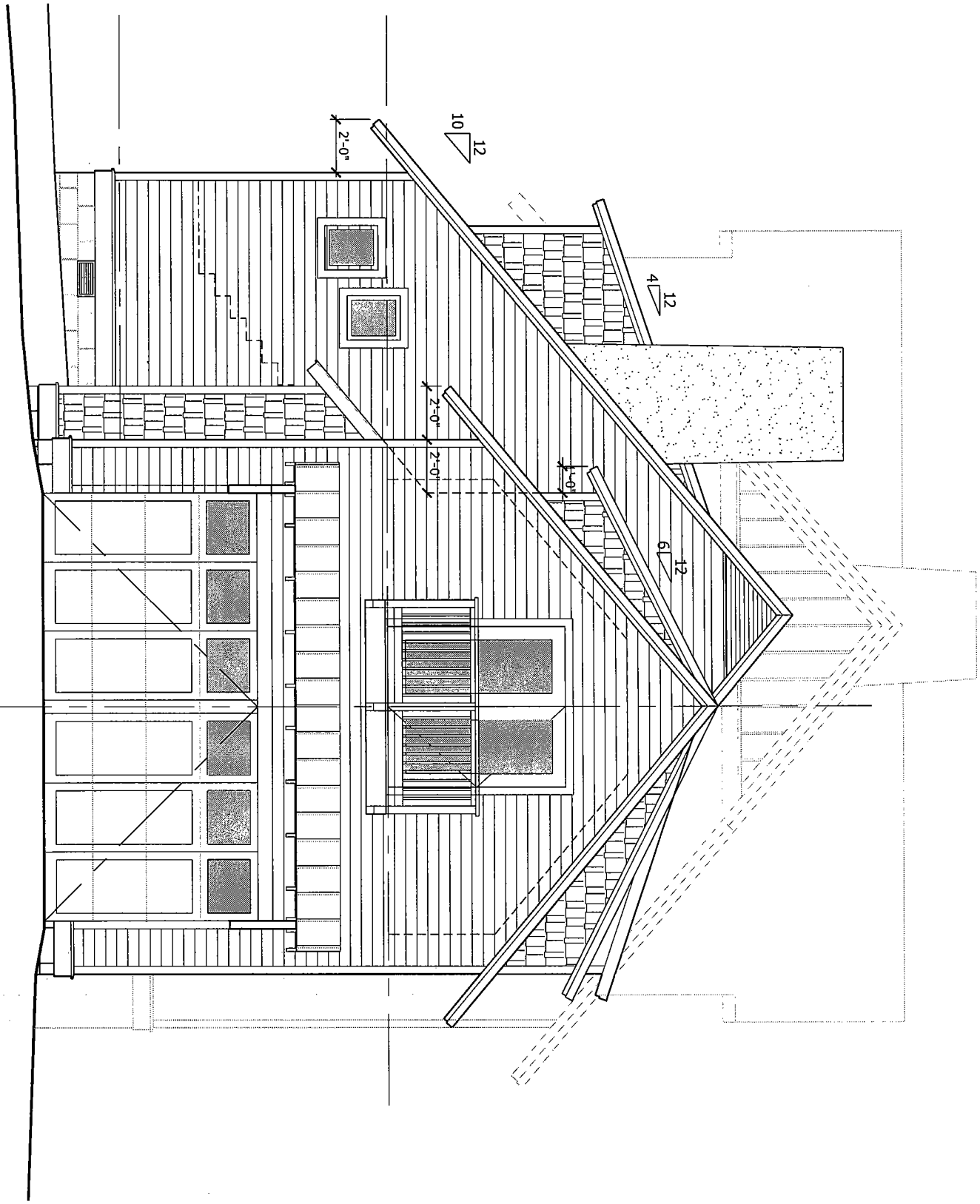

A1 REAR (ALLEY) ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR ELEVATIONS

A4.4

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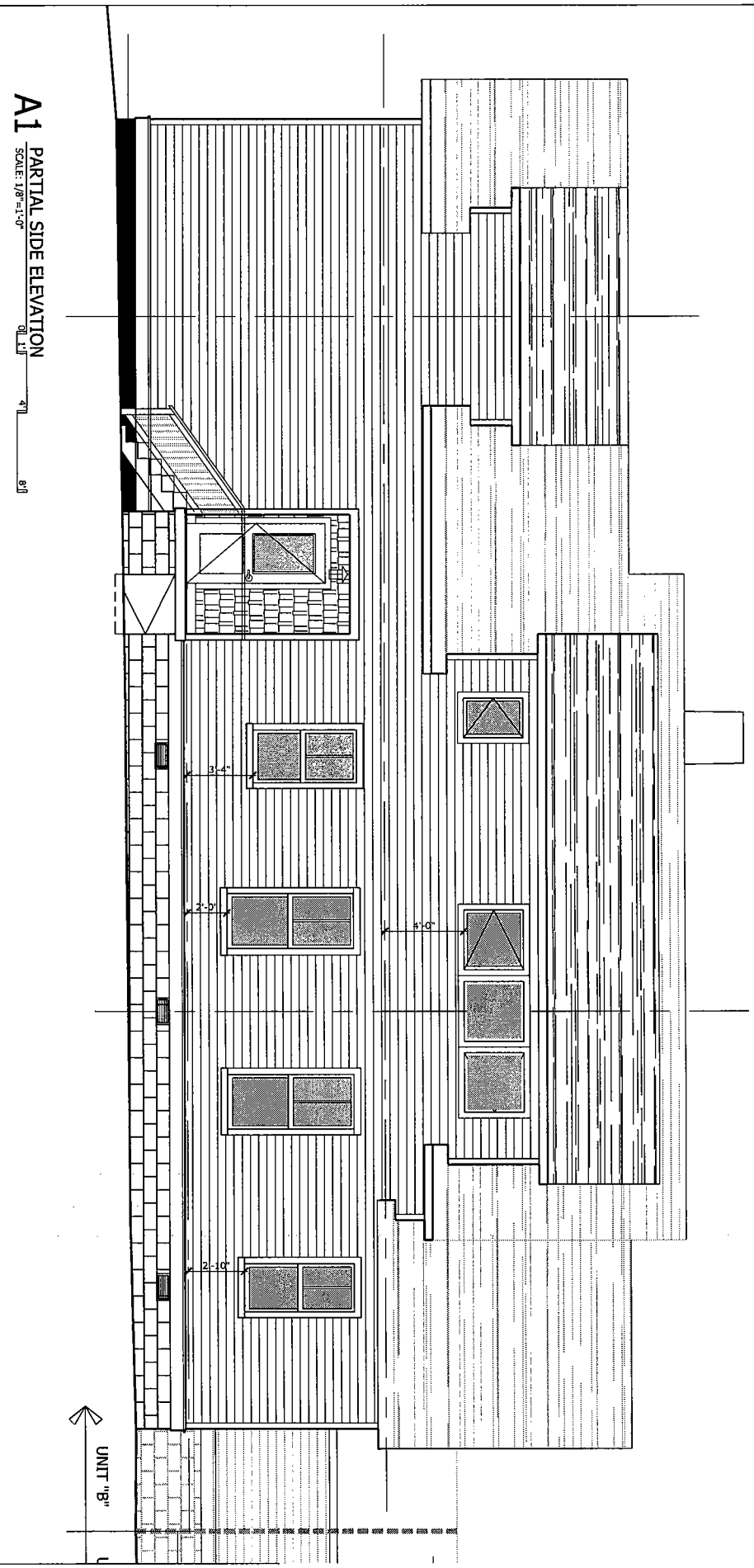

A1 PARTIAL SIDE ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR ELEVATIONS

A4.5

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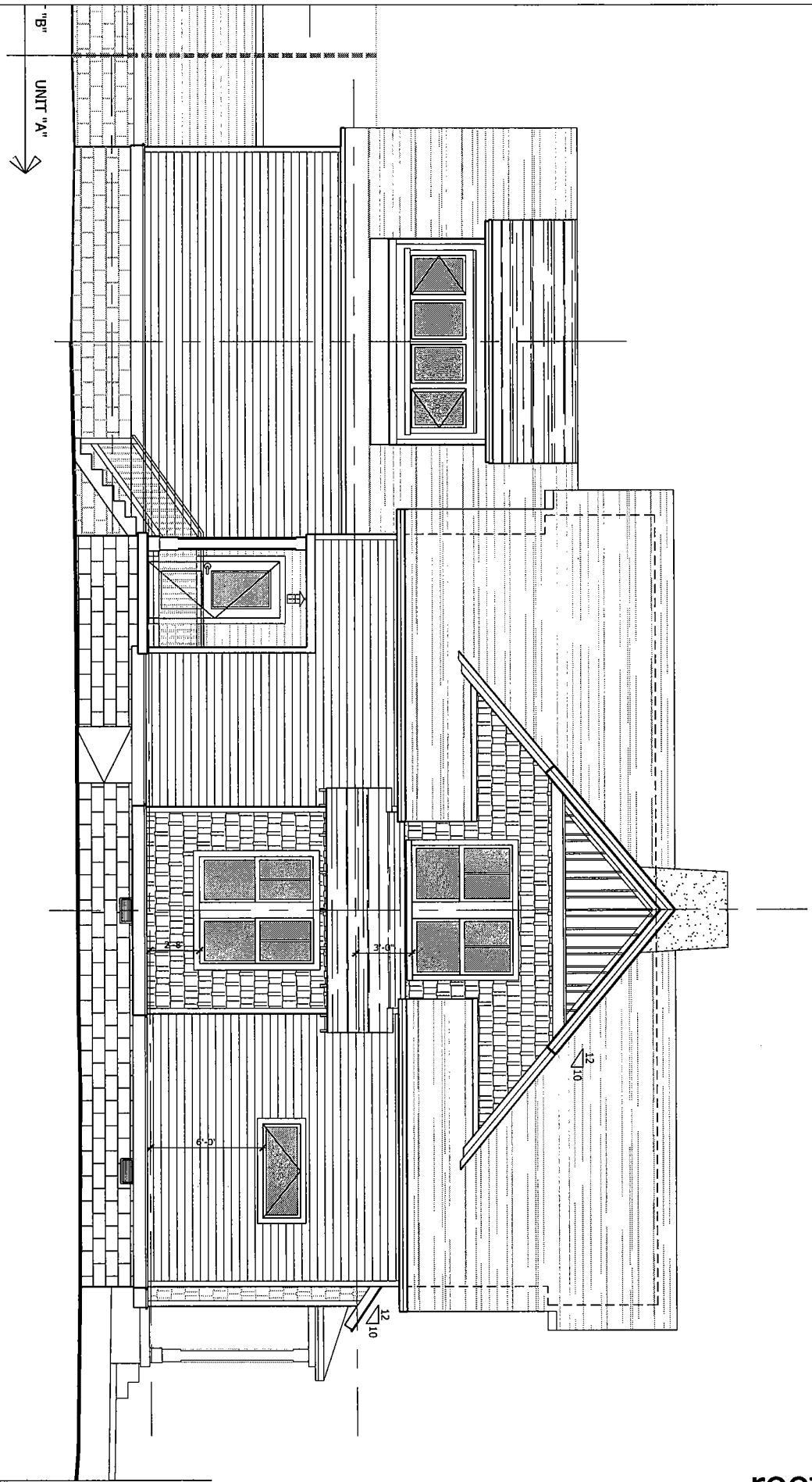

A1 PARTIAL SIDE ELEVATION
SCALE: 1/8"=1'-0"
0 1' 4' 8'

EXTERIOR ELEVATIONS

A4.6

#1282
NEW CONSTRUCTION:
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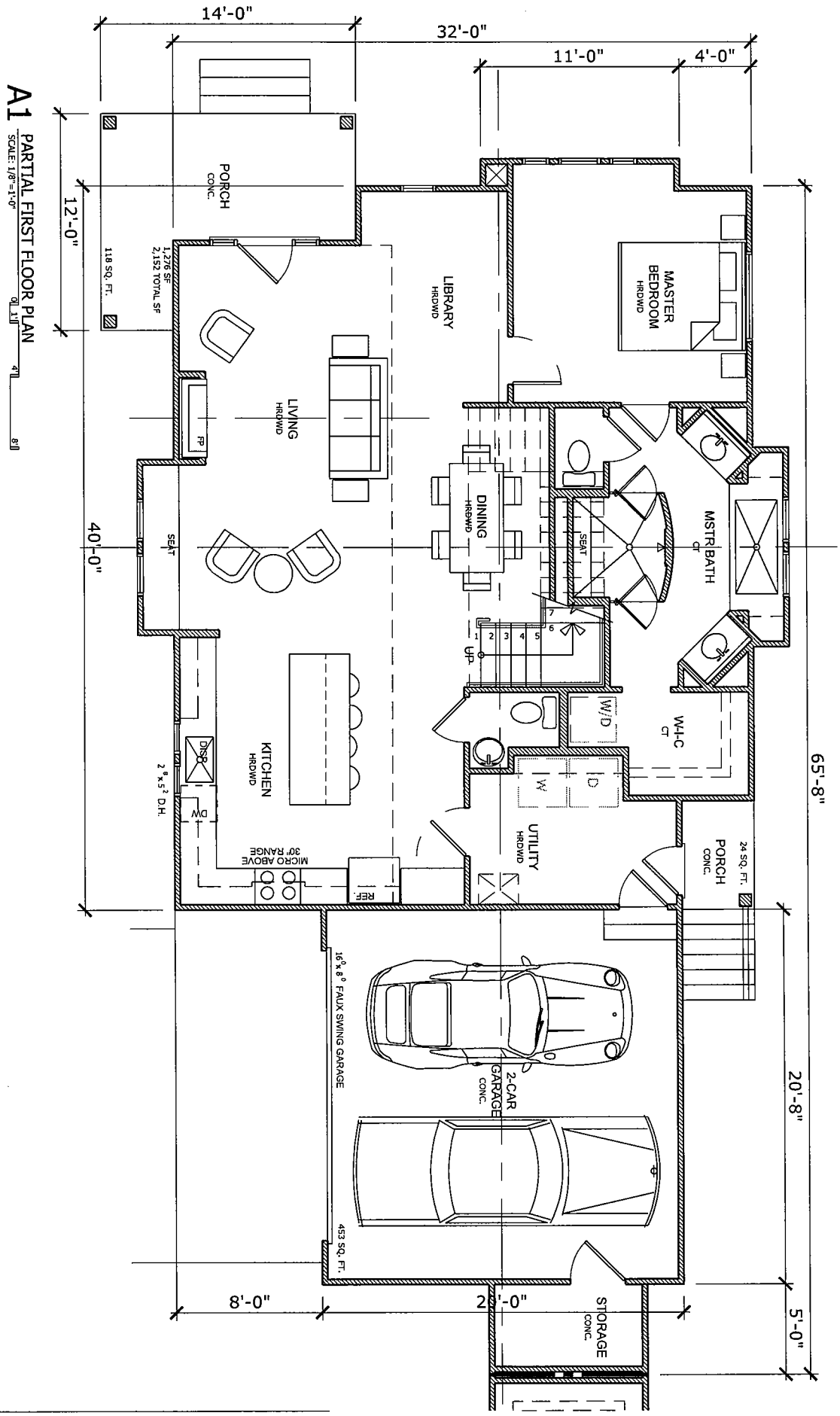

A1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

CONSTRUCTION PLANS

A2.1

#1282

NEW CONSTRUCTION:
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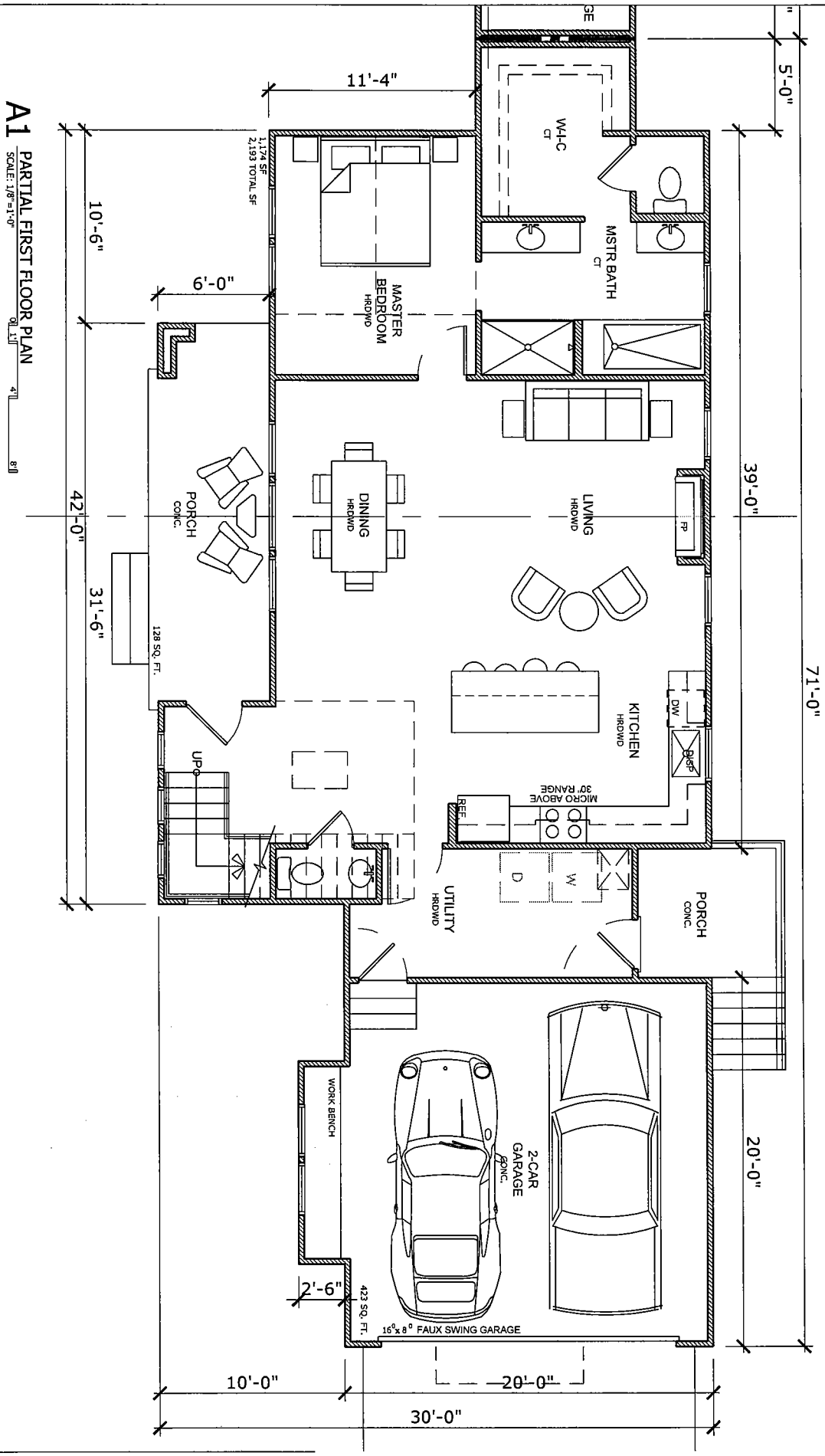

A1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

CONSTRUCTION PLANS

A2.2

#1282

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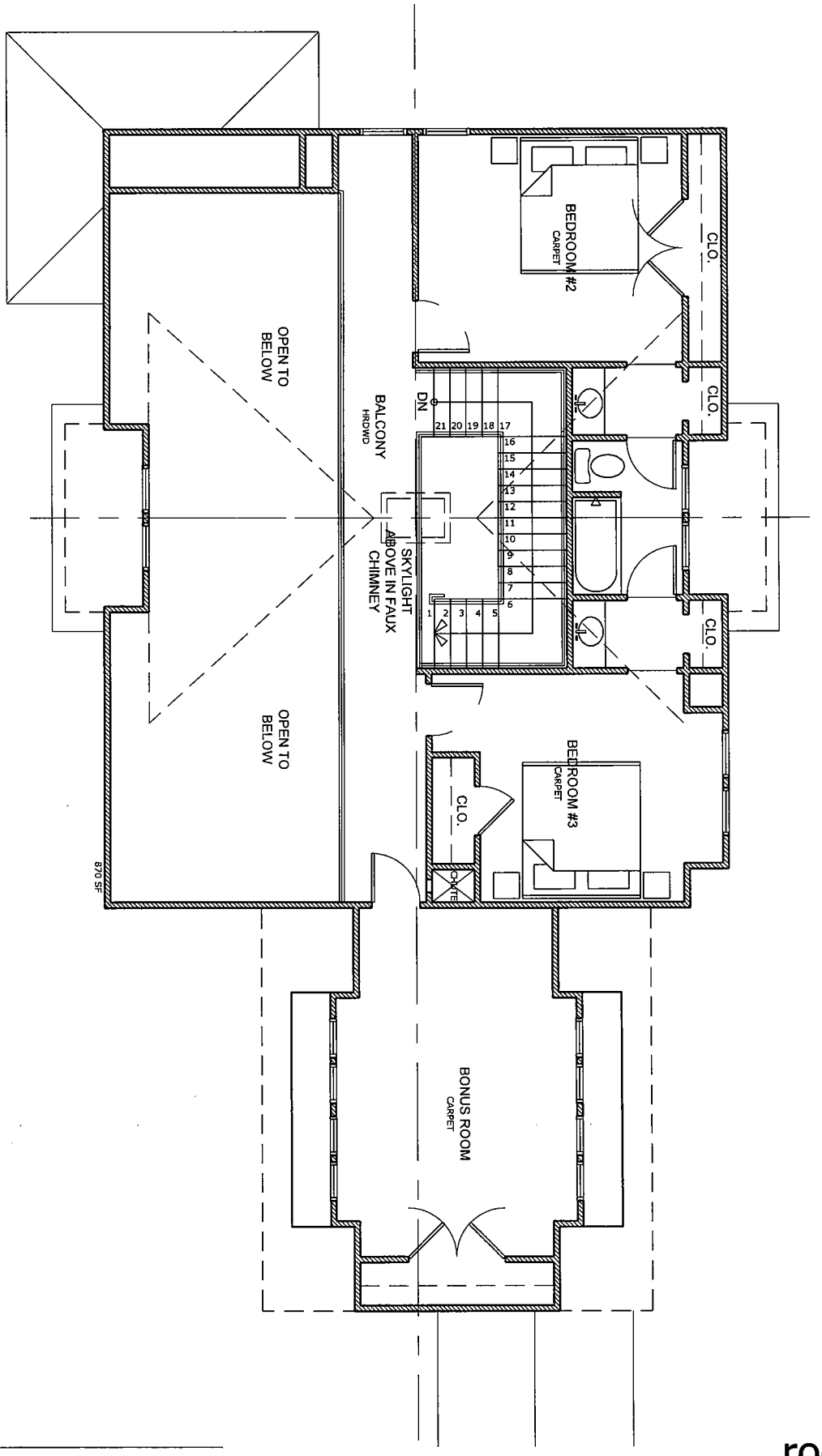

A1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

0 1' 4' 8'

CONSTRUCTION PLANS

A2.3

#1282
NEW CONSTRUCTION:
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CONSTRUCTION PLANS

NEW CONSTRUCTION:
1419 Holly Street
NASHVILLE, TN 37206

#1282

A2.4

A1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"